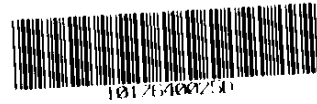


THIS INSTRUMENT PREPARED
BY: Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W Monroe, Ste 3950
Chicago, IL 60603



Doc#: 1017640025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/25/2010 10:13 AM Pg: 1 of 4

SEE PAGE 3 FOR MAIL TO
INFORMATION

ABOVE SPACE F

04/20/05

TICOR TITLE

1017640025
10 of 3

SPECIAL WARRANTY DEED

This indenture, made this 4th day of June, 2010, between 3033 North Sheridan, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Richard D. Brown, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;

BOX 15

S Y
P Y
S N
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UNOFFICIAL COPY

- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-28-202-031-~~1039~~ and 14-28-202-031-1174

Address(es) of real estate: Unit 604 and P-29, 3033 North Sheridan Road, Chicago, IL 60657


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

3033 NORTH SHERIDAN, LLC,
an Illinois limited liability company

By: *Robert Kroupa*
Robert Kroupa, Its Member

CITY OF CHICAGO

CITY TAX



JUN.24.10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014925

REAL ESTATE TRANSFER TAX
0148375
FP 102803

COOK COUNTY

COUNTY TAX



JUN.24.10


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000004133

REAL ESTATE TRANSFER TAX
0014800
FP326707

STATE OF ILLINOIS

STATE TAX



JUN.24.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004138

REAL ESTATE TRANSFER TAX
0029600
FP 102809

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EXHIBIT A

UNIT 604 AND P-29 IN THE 3033 SHERIDAN TOWER CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 115 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 2 AND 3 AND
ACCRETIONS IN THE LAKE FRONT ADDITION IN THE NORTHEAST ¼ OF SECTION
28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
WEST OF THE WEST LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE
ENTERED IN CASE NO. 256886 IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOTS 2 AND 3 AND
RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 50388117 IN COOK COUNTY,
ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916045; TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK
COUNTY, ILLINOIS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO
EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO
SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS
THE PURCHASER THEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements
appurtenant to the above described real estate, the rights and easements for the benefit of said
property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the
rights and easements set forth in the Declaration for the benefit of the remaining property
described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and
reservations contained in the Declaration the same as though the provisions of the Declaration
were recited and stipulated at length herein.